



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

January 4, 2022

**VIA EMAILED PDF**

New Columbia Solar  
401 New York Ave NE - 2nd Floor  
Washington, DC 20002  
Attn: Nicholas Bihun

**Re: Quiza Management Solar Canopy - 912 Barnaby St SE - Determination - 21-Z-PDRM-00229**

Dear Nicholas Bihun,

This is to confirm the substance of the discussion with my staff on November 16, 2021 concerning the proposed solar photovoltaic system that will be located at Quiza Management – 912 Barnaby St SE. The proposed installation will be on an existing parking lot, and will be a Community Solar Facility as defined in Subsection B-100.2 of the Zoning Regulations. The discussion had specific references to Lot 0049 on Square 5925, hereinafter referred to as the “Project”. The lot is zoned RA-1, and the current use of the site is a Residential Apartment building with an accessory parking lot.

You propose to construct a 102.96 kW solar photovoltaic system. The following is a list of clarifications provided for the various aspects of the project:

**Lot Occupancy:** The Project and associated solar equipment and existing structures do not cover more than 40% of the lot (as a Residential Apartment RA-1), this Project is in conformance with applicable zoning requirements (Title 11 - Subtitle F Subsection 304.1).

Square 5925 – Area of existing structures = 9,050.48 SQFT; Area of Proposed Array= 5,663.06 SQFT; Aggregate Structure Area= 14,713.54; Lot Area= 42,891.50 SQFT; Lot Occupancy = 34.3%

**Aggregate Panel Face Area:** The Project and associated solar equipment has an aggregate panel face area of 5,663.06 SQFT which is less than the maximum aggregate panel face area of one-and-one-half (1.5) acres or less [1.5 acres = 65,340 SQFT]. This Project is in conformance with applicable zoning requirements (Title 11 - Subtitle U Subsection 201.1(c)(2)(B)).

**Green Area Ratio [GAR]:** The Project and associated solar equipment are additions of less than 100 percent of the assessed building value as set forth in the records of the Office of Tax and Revenue as the date of the building permit application, this Project is exempt from applicable GAR requirements (Title 11 – Subtitle C Subsection 601.3).

**Maximum Building Height:** The Project and associated solar equipment and structures do not exceed twenty feet (20 ft) in height, this Project is in conformance with applicable zoning requirements (Title 11 - Subtitle U Subsection 201.1(c)(2)(A)).

**Yard Designation:** The Project and associated solar equipment and structures are not to be installed within twenty feet (20 ft) of the rear property line (Title 11 – Subtitle F Subsection 305.1), and are set back at least seven and one-half feet (7.5 ft) from the centerline of any alley (Title 11 – Subtitle F Subsection 5003.1 (b)).

**Setbacks:** The Project and associated solar equipment and structures are to follow all setback requirements, and whereas the panels are sited no less than forty feet (40 ft) from an adjacent property in the R, RF, or RA-1 zone, the Project is in conformance with applicable zoning requirements (Title 11 – Subtitle U Subsection 201.1(c)(2)(C) and Subsection 201.1(c)(2)(D). The Project is also to be installed with a minimum of ten feet (10 ft) setback from the principal building (Title 11 – Subtitle F Subsection 5004.1).

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above.

Please feel free to contact me if you have any questions.

Sincerely, Matthew Le Grant  
Matthew Le Grant  
Zoning Administrator

Technician: Washington

Attachment: Site plan with Array Layout dated 8-2-21

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore, this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

File: Det Let re 912 Barnaby St SE to Bihun 1-4-22